

Life Sciences and Technology Centers -- No. 789057

Category
Subcategory
Administering Agency
Planning Area

General Government
Economic Development
Economic Development
Countywide

Date Last Modified
Required Adequate Public Facility
Relocation Impact
Status

August 11, 2008
No
None.
On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	1,808	1,595	88	125	125	0	0	0	0	0	0
Land	23	23	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	173	73	100	0	0	0	0	0	0	0	0
Construction	218	159	59	0	0	0	0	0	0	0	0
Other	128	3	125	0	0	0	0	0	0	0	0
Total	2,350	1,853	372	125	125	0	0	0	0	0	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	670	670	0	0	0	0	0	0	0	0	0
Current Revenue: General	1,680	1,183	372	125	125	0	0	0	0	0	0
Total	2,350	1,853	372	125	125	0	0	0	0	0	0

DESCRIPTION

This project provides funds for the development and land use plans for the Germantown Life Sciences Park (GLSP) and the Site II development, also referred to as the East County Center for Science and Technology (ECCST). The project also supports the development of the Germantown, East County, and Rockville business incubators. Specific tasks include feasibility studies, due diligence, refining Programs of Requirements (PORs), design and construction. The Germantown Business Incubator will be located at 20271 Goldenrod Lane in a commercial building adjacent to the Montgomery College campus; the East County Business Incubator will be part of the 115 acre Site II development, located at 2201 Industrial Parkway in the Fairland/White Oak; and the Rockville Innovation Center is located in Rockville's Town Square development. All incubators are modeled after the County's Shady Grove Life Sciences Center (SGLSC). This project originally provided funds to design and construct the public amenities at the SGLSC. Additions to the original project scope included: revised development and subdivision plans to increase site density (FY00); sub-division plans for prospective Life Sciences and Technology Centers (FY03); planning for the East County and Germantown business incubators (FY04); and planning for the Rockville incubator (FY07). This project may also be used for the preliminary development of other incubators, tech parks, or other economic development capital projects should future new opportunities become available.

COST CHANGE

Increased costs due to the continued development of the ECCST.

JUSTIFICATION

Montgomery County developed the original SGLSC as a research and development park for prospective biotechnology companies. All the available parcels in the SGLSC have been leased, purchased, or otherwise committed. The County's four business incubators, the Maryland Technology Development Center, the Silver Spring Innovation Center, the Rockville Innovation Center and the Wheaton Innovation Center currently support over 80 companies. Given the success of the SGLSC and the incubators' graduation rates, it is in the County's interest to continue to invest in and develop projects to attract and provide growth and expansion opportunities for life science and, technology companies.

OTHER

The original component of this CIP project, the construction of all required amenities and improvements to meet M-NCPPC's subdivision requirement for the SGLSC property, is complete. The Rockville Innovation Center was completed in June 2007. The Germantown Life Science Center and the Site II development are in the preliminary design and planning stages and an RFP for a new Site II developer will be issued in FY08. Emphasis will be given to tech park development and incubator planning and design in FY09-FY14.

FISCAL NOTE

The County secured a \$1 million Maryland Technology Development Corporation (TEDCO) grant for the ECCST and once the County is ready to move forward with the project, a 100% match will need to be programmed in addition to the State Funds. The County has also secured \$2 million in Federal Highway Funds for the Site II development and once the County is ready to move forward with the project, a 20% match will need to be programmed in addition to the Federal Funds. The County continues to work with the South Korean province of Chungbuk to create a strategic partnership.

OTHER DISCLOSURES

- The Executive asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.

APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY90	(\$000)
First Cost Estimate		
Current Scope	FY08	2,225
Last FY's Cost Estimate		2,225
Appropriation Request	FY09	125
Appropriation Request Est.	FY10	0
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		2,225
Expenditures / Encumbrances		1,900
Unencumbered Balance		325
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

State of Maryland
MEDAAF
TEDCO
MEDCO
City of Rockville
Chungbuk Province, South Korea
DPWT - Division of Capital Development
Maryland-National Capital Park and Planning
Commission
Tenants of the SGLSC
Facility Planning: MCG
Montgomery College
WSSC
Johns Hopkins University

MAP

